



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**

September 30, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES RIVER - PARCEL 1249EX.22  
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Los Angeles River, Parcel 1249EX.22 (2,146 square feet), located behind 13580 Valleyheart Drive in the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 1249EX.22 to the adjacent property owners for \$20,900, of which \$12,900 has been paid, with the balance of \$8,000 to be paid over four years at an interest rate of two percent per annum.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell surplus property along the Los Angeles River to the adjacent property owners, Caleb and Bari Edwards, the owners of a single-family residence at 13580 Valleyheart Drive in the City of Los Angeles.

The District acquired the fee title to Parcel 1249EX.22 as part of the land needed for the Los Angeles River. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$20,900 represents the market value. Sixty-two percent of the purchase price, or \$12,900, has been paid and deposited into the Flood Control District Fund. The balance of \$8,000 is to be paid and deposited into the Flood Control District Fund over the next four years in monthly increments along with an interest rate of 2 percent per annum. The balance will be secured by a Note and Deed of Trust.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
September 30, 2004  
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**ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

CPM:in  
P6:blLARIVER1249EX.22.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

Caleb Edwards and Bari Edwards  
13580 North Valleyheart Drive  
Sherman Oaks, CA 91423

*Space Above This Line Reserved for Recorder's Use*

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
2360-002-904 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to CALEB EDWARDS and BARI EDWARDS, husband and wife, all its right, title, and interest in and to all that real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
VIOLET VARONA LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

LOS ANGELES RIVER	1249EX.22
19-RW 15.2	
I.M. 159-157	
S.D. 3	M0321038

By \_\_\_\_\_  
Deputy

KDR:in:P:Conf:qcdLARIVER1249EX.22.doc

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
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**LOS ANGELES RIVER 1249EX.22**

19-RW 15.2

A.P.N. 2360-002-904

T.G. 562 (C4)

I.M. 159-157

Third District

M0321038

**LEGAL DESCRIPTION**

**PARCEL NO. 1249EX.22** (Quitclaim of portion of fee):

That portion of Lot 204, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the most southerly corner of Lot 134, Tract No. 13525, as shown on map recorded in Book 270, pages 33, 34 and 35, of said Maps; thence South 44°40'12" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 34.74 feet to its intersection with that certain course described as having a bearing and length of N. 47°16'44" W. 1,121.24 feet in Quitclaim Deed to Christy M. Quigley and Elna S. Quigley, recorded in Book D3569, page 983, of Official Records, in the office of said recorder; thence North 47°16'44" West along said certain course, a distance of 60.04 feet to its intersection with the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 44°40'12" East along said last-mentioned southwesterly prolongation, a distance of 36.78 feet to the most westerly corner of said last-mentioned lot; thence southeasterly along the southwesterly line of said last-mentioned lot to the point of beginning.

Containing: 2,146± s.f.

**EXHIBIT A**